

MINUTES  
 VONORE MUNICIPAL/REGIONAL PLANNING COMMISSION  
 May 5, 2026

Members Present	Members Absent	Others Present
Allen Cansler, Chair.	Harold Davis	Greg Altum, The Buzz
Danny Amschler	Thomas Flynn	Laura Smith, Planner
Tim Swafford, Vice Chair		David Wiggins, Public Works
John Hammontree, Mayor		
Bob Keenan		

CALL TO ORDER AND APPROVAL OF THE MINUTES

Chairman, Allen Cansler called the meeting to order at 6:05 p.m. The minutes of the April 7, 2026, meeting were unanimously approved on a motion by Tim Swafford seconded by Bob Keenan.

SUBDIVISION PLAT, 3-LOTS, PROPERTY OWNER, GREGORY HARRISON, PRESSLEY RD., TAX MAP 027, PARCEL 077.37, VONORE PLANNING REGION, APPROXIMATELY 5.14 ACRES

Property owners propose subdividing property into 3-lots. Each lot met requirements and with all required certificate signatures, approval is recommended.

ACTION

Mr. Keenan moved to approve plat with signatures obtained seconded by Danny Amschler and approved unanimously.

SUBDIVISION PLAT, 6-LOTS, BRAKEBILL ROAD, PROPERTY OWNER, STONE GATE, LLC., TAX MAP 027, PARCEL 073.00, APPROXIMATELY 17.56 ACRES, VONORE PLANNING REGION

No one present.

ACTION

Mayor Hammontree moved to table the item which was seconded by Mr. Amschler and approved unanimously.

DISCUSSION OF CONCEPT PLAN, VONORE FARMS, 34-LOTS, APPLICANT, CHASE BORUFF, PROPERTY OWNER, VONORE FARMS, TAX MAP 038, PARCEL 058.00, R-1, LOW DENSITY RESIDENTIAL DISTRICT, APPROXIMATELY 13.0 ACRES

Chase Boruff was present to discuss a concept proposal for developing 34-lots on the property adjacent to Lakeview Farms with access through the property with the existing Lakeview Farms community building and pool. He stated that the proposed lots are less than 15,000 square feet, with the smallest at 7,800 square feet, and 4 lots greater than 15,000 square feet. Mr. Wiggins stated that they would be able to handle the addition for sewer and a pump station was near the site. Mr. Boruff described the single-family homes as between 2,000 to 2,200 square feet priced at \$550,000. A pickleball court is proposed for the development too. Mr. Boruff stated that he was

just looking for feedback on the concept plan at this time. There were a discussion of Niles Ferry Road and the impact to the already busy road and that an engineer is currently looking at providing a stormwater plan. The builder who works with Mr. Boruff was also present and she stated that they like to build 3 homes per month and she provided handouts of illustrations of homes they have built. Currently, there is agreement with the clubhouse homeowner's association to access the new development on the existing road, but there are no plans for doing anything to the community center. Mr. Boruff will submit a plat when they are ready to move forward.

REVIEW ZONING ORDINANCE AMENDMENT, SECTION 11-406, A-1, AGRICULTURE DISTRICT, 1. USES PERMITTED: DOG KENNELS AND BOARDING WITH OWNER, CARETAKER SINGLE FAMILY DWELLING

At the April 7, 2026, meeting, Mr. Offenburger discussed his goal of purchasing land for a dwelling and for a dog boarding/kennel grooming business. The property he proposes purchasing is in the A-1 Agriculture District which would be suited for the proposed use. A draft zoning ordinance was prepared for which commissioners reviewed, and Ms. Smith is to prepare an ordinance for approval for the June meeting.

OTHER BUSINESS

None

ADJOURNMENT

The meeting adjourned at 6:45 p.m.

  
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Secretary, Vonore Regional Planning Commission

5-2-2026  
Date